

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of June, 2003, by and between Ronald Carl Berryhill and wife, Judy K. Holloway Berryhill, party of the first part, and SM Properties Memphis, L.L.C., a Missouri limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate situated and being in the County of DeSoto, State of Mississippi, to wit:

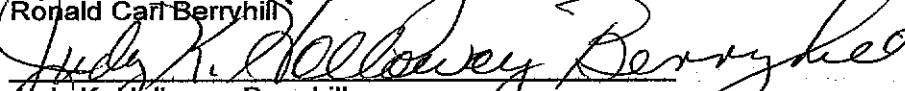
FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", SAID EXHIBIT BEING ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET OUT HEREIN VERBATIM.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 2003 City of Olive Branch realty taxes (if any), none yet due and payable, 2003 DeSoto County realty taxes, none yet due and payable, subdivision building lines of record in Plat Book 2 Page 47, and in Plat Book 21 Page 9, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, and except for restrictions and release of liability provisions contained in Warranty Deeds of record at Book 287 Page 270, and at Book 287 Page 275, in said Chancery Court Clerk's Office; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.


Ronald Carl Berryhill


Judy K. Holloway Berryhill

STATE OF TENNESSEE
COUNTY OF SHELBY

STATE MS.-DESOTO CO. *OK*
FILED

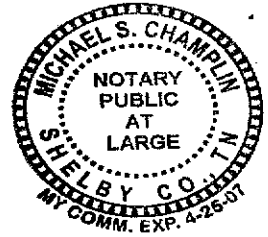
JUL 9 1 33 PM '03

BK 447 PG 763
W.E. DAVIS CH. CLK.

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ronald Carl Berryhill and Judy K. Holloway Berryhill, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 16th day of June, 2003.


Notary Public, Michael S. Champlin



My commission expires: April 25, 2007.

Grantors' Names, Address(es) & Telephone Numbers:

Ronald Carl Berryhill and Judy K. Holloway Berryhill

9445 GODDMAN RD.
OLIVE BRANCH, MS 38654

Work phone: (662) 895 2761

Home or other phone: (662) 895 6197

Grantee's Name, Address & Telephone Numbers:

SM Properties Memphis, L.L.C.
C/o The Desco Group, Inc.
8040 Forsyth Blvd.
St. Louis, MO 63105

Work phone: (314) 994-4444

Home or other phone: (314) 994-4062

This instrument was prepared by, and after recording, return to:

Michael S. Champlin, Attorney
6263 Poplar Avenue, Suite 300
Memphis, TN 38119
(800) 824-6075
(901) 756-8383

Stewart Title 02 10 0 588

EXHIBIT A

A 5.47 ACRE METES AND BOUNDS DESCRIPTION OF LAND ALSO KNOW AS STEWART TITLE OF WEST TENNESSEE TITLE COMMITMENT NO. 02 10 0588 AS RECORDED IN THE PROPERTY DESCRIBED IN D.B. 175, PG. 230, LOCATED IN THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GOODMAN ROAD AND MISSISSIPPI HIGHWAY 302 BYPASS THENCE NORTH 65°02'05" EAST ALONG THE CENTERLINE OF SAID MISSISSIPPI HIGHWAY 302 BYPASS A DISTANCE OF 982.06 FEET TO A POINT ON SAID CENTERLINE; THENCE DEPARTING SAID CENTERLINE SOUTH 24°57'55" EAST A DISTANCE OF 124.67 FEET TO THE POINT OF BEGINNING AND BEING ON THE SOUTH RIGHT-OF-WAY OF SAID MISSISSIPPI HIGHWAY 302 BYPASS (R.O.W. VARIES); THENCE AROUND SAID 5.47 ACRE PARCEL THE FOLLOWING BEARINGS AND DISTANCES: NORTH 65°02'05" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 301.11 FEET TO A FOUND RAILROAD TIE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY SOUTH 36°15'41" EAST A DISTANCE OF 423.91 FEET TO A FOUND 48" OAK TREE; THENCE SOUTH 12°42'49" WEST A DISTANCE OF 248.85 FEET TO A POINT; THENCE SOUTH 77°24'16" WEST A DISTANCE OF 245.98 FEET TO A POINT; THENCE SOUTH 00°21'44" EAST A DISTANCE OF 142.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF GOODMAN ROAD (R.O.W. VARIES); THENCE SOUTH 89°38'16" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 135.00 FEET TO A FOUND FORMING PIN; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY NORTH 00°21'44" WEST A DISTANCE OF 475.57 FEET TO A POINT; THENCE NORTH 27°07'43" WEST A DISTANCE OF 201.28 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

A 5.47 ACRE PARCEL OF LAND ALSO KNOW AS STEWART TITLE OF WEST TENNESSEE TITLE COMMITMENT NO. 02 10 0588 AS RECORDED IN THE PROPERTY DESCRIBED IN D.B. 175, PG. 230, LOCATED IN THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTH LINE OF THE WALLS-OLIVE BRANCH ROAD (KNOWN AS GOODMAN ROAD OR HIGHWAY 302) 755.8 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST; THENCE CONTINUING WITH SAID NORTH LINE OF SAID WALLS-OLIVE BRANCH ROAD SOUTH 84°45' WEST 554.2 FEET TO A POINT; THENCE SOUTH 05°15' EAST 10 FEET TO A POINT; THENCE SOUTH 84°45' WEST 93.3 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID ROAD; THENCE NORTH 05°15' WEST 654.0 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE WITH THE CENTER OF SAID CREEK SOUTH 78°30' EAST 67.2 FEET TO A POINT; THENCE SOUTH 67°17' EAST 218.6 FEET TO A POINT; THENCE SOUTH 79°40' EAST 163.0 FEET TO A POINT; THENCE SOUTH 77°20' EAST 157.0 FEET TO A POINT; THENCE SOUTH 63°74' EAST 74.0 FEET TO A POINT IN THE WEST LINE OF A 24.46 ACRE TRACT; THENCE WITH SAID LINE SOUTH 07°45' WEST 234.0 FEET TO AN IRON PIN, THE

NORTHEAST CORNER OF A CEMETERY; THENCE SOUTH 22°31' WEST 245.5 FEET TO AN IRON PIN; THENCE SOUTH 05°15' EAST 142.0 FEET TO THE POINT OF BEGINNING, CONTAINING 6.63 ACRES OF LAND.

A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT, SAID POINT BEING SOUTH 84°45' WEST 560.8 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, AS MEASURED ALONG THE NORTH LINE OF GOODMAN ROAD AND NORTH 07°45' EAST 449.2 FEET TO THE SAID BEGINNING POINT; THENCE NORTH 14°50' WEST 1010.0 FEET TO A POINT IN THE CENTER OF CAMP CREEK; THENCE WITH THE CENTER OF CAMP CREEK SOUTH 38°14' WEST 98.0 FEET TO A POINT; THENCE SOUTH 83°15' WEST 118.0 FEET TO A POINT; THENCE SOUTH 59°41' WEST 375.0 FEET TO A POINT; THENCE SOUTH 51°42' WEST 253.0 FEET TO A POINT, THE INTERSECTION OF A DITCH COMING INTO CAMP CREEK; THENCE WITH THE CENTER OF SAID DITCH SOUTH 52°29' EAST 54.0 FEET TO A POINT; THENCE SOUTH 84°06' EAST 40.0 FEET TO A POINT; THENCE SOUTH 70°75' EAST 93.0 FEET TO A POINT; THENCE SOUTH 80°15' EAST 199.0 FEET TO A POINT; THENCE SOUTH 78°30' EAST 420.0 FEET TO A POINT; THENCE SOUTH 76°17' EAST 218.6 FEET TO A POINT; THENCE SOUTH 79°40' EAST 163.0 FEET TO A POINT; THENCE SOUTH 77°20' EAST 157.0 FEET TO A POINT; THENCE SOUTH 63°00' EAST 74.0 FEET TO A POINT; THENCE NORTH 07°45' EAST 16.0 FEET TO THE POINT OF BEGINNING, CONTAINING 9.91 ACRES, MORE OR LESS. BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST.

LESS AND EXCEPT, HOWEVER, THE FOLLOWING TRACT OF LAND, TO-WIT: A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST, IN DESOTO COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF GOODMAN ROAD, A DISTANCE OF 890.8 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 84°45' WEST A DISTANCE OF 119.2 FEET; THENCE SOUTH 05°15' EAST A DISTANCE OF 10.0 FEET; THENCE SOUTH 84°45' WEST A DISTANCE OF 93.3 FEET; THENCE NORTH 05°15' WEST A DISTANCE OF 654.0 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE WITH SAID CENTER OF CREEK NORTH 78°30' WEST A DISTANCE OF 352.8 FEET; THENCE NORTH 80°15' WEST, 199.0 FEET; THENCE NORTH 70°55' WEST, 93.0 FEET; THENCE NORTH 84°06' WEST, 40.0 FEET; THENCE NORTH 52°29' WEST, 54.0 FEET TO THE CENTER OF A CREEK; THENCE NORTH 51°42' EAST, 253.0 FEET; THENCE NORTH 59°41' EAST, 375.0 FEET; THENCE SOUTH 32°02'48" EAST, 786.19 FEET; THENCE SOUTH 05°15' EAST A DISTANCE OF 475.0 FEET TO THE POINT OF BEGINNING, CONTAINING 8.0 ACRES MORE OR LESS.

ALSO LESS AND EXCEPT THE TWO PARCELS DESCRIBED BELOW:

BEGIN AT THE POINT OF INTERSECTION OF THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 302 WITH THE WESTERLY LINE OF GRANTORS PROPERTY AS SHOWN ON THE PLATS FOR STATE PROJECT NO. 97-0021-01-014-10; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 27°55' WEST ALONG SAID WESTERLY PROPERTY LINE, A DISTANCE OF 76.155 METERS (249.85 FEET) TO THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 302; THENCE RUN NORTH 65°45' EAST ALONG SAID PROPOSED NORTHWESTERLY

RIGHT-OF-WAY LINE, A DISTANCE OF 25.586 METERS (83.94 FEET) TO A POINT THAT IS 38.0 METERS (124.67 FEET) NORTHWESTERLY OF AND PERPENDICULAR TO THE CENTERLINE OF SURVEY AS SHOWN ON THE PLATS FOR SAID PROJECT AT HIGHWAY SURVEY STATION 130+00; THENCE RUN NORTH 65°45' EAST CONTINUING ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.948 METERS (183.56 FEET) TO AN EASTERLY LINE OF GRANTOR'S PROPERTY; THENCE RUN SOUTH 35°19' EAST ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 77.438 METERS (254.06 FEET) TO THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 302; THENCE RUN SOUTH 65°45' WEST ALONG SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.520 METERS (300.26 FEET) TO THE POINT OF BEGINNING AND CONTAINING 70,783.43 SQUARE FEET, 0.658 HECTARES (1.63 ACRES), MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL BEING SITUATED IN AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, CITY OF OLIVE BRANCH.

TOGETHER WITH ANY AND ALL ABUTTERS RIGHTS OF ACCESS, IF ANY, IN, TO, OVER, ON AND ACROSS THE ABOVE DESCRIBED PARCEL OF LAND.

ALSO LESS AND EXCEPT THE PARCEL DESCRIBED BELOW:
 BEGIN AT THE POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 302 THAT IS 38.0 METERS (124.67 FEET) NORTHWESTERLY AND PERPENDICULAR TO THE CENTERLINE OF SURVEY AS SHOWN ON THE PLATS FOR STATE PROJECT NO. 97-0021-01-014-10 AT HIGHWAY SURVEY STATION 130+00; FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 65°45' WEST ALONG THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY 302, A DISTANCE OF 25.586 METERS (83.94 FEET); THENCE RUN NORTH 29°31' WEST, A DISTANCE OF 96.574 METERS (316.84 FEET) TO THE CENTER OF CAMP CREEK; THENCE RUN NORTHEASTERLY ALONG CENTER OF CAMP CREEK, A DISTANCE OF 72.363 METERS (237.41 FEET); THENCE RUN SOUTH 35°19' EAST, A DISTANCE OF 100.721 METERS (330.45 FEET) TO THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSISSIPPI HIGHWAY NO. 302; THENCE RUN SOUTH 65°45' WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.948 METERS (183.56 FEET) TO THE POINT OF BEGINNING AND CONTAINING 77,943.177 SQUARE FEET, 0.724 HECTARES (1.79 ACRES), MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL BEING SITUATED IN AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CITY OF OLIVE BRANCH.

INDEXING INSTRUCTIONS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

SECTION 28, TOWNSHIP 1, RANGE 6 WEST, IN DESOTO COUNTY, MISSISSIPPI.